

Appendix G: Supporting Documentation for Chapter VI.

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Using Appendix G

The purpose of this appendix is to provide the detailed methods and supporting documentation that are the underpinnings of the main body of the report but too detailed or extensive to report there. This appendix provides background to the information contained in Chapter VI of the main body of the report. Information is included in this appendix only if the authors believed that details needed to be documented.

Results of the ranking process are prioritized lists of potential restoration sites for stormwater flow control (found in Appendix A), natural resource mitigation (found in Appendix B), and anadromous fish habitat (found in Appendix C).

Watershed Characterization Site Priority Ranking Criteria

Natural Resource Priority Ranking Criteria

Step #1

Order potential mitigation sites by ecological process rank. All results from the characterization of ecological and biological processes are used in the creation of an ecological process rank. When adequate data exists to establish a “Properly Functioning”, “At Risk”, or “Not Properly Functioning” condition rank for all key ecological and biological processes, the following processes will be used in characterizing landscape condition:

Delivery and Routing of Water

- Delivery of Sediment
- Delivery of Pollutants
- Delivery and Routing of Large Wood
- Delivery and Routing of Heat
- Aquatic Integrity
- Forest Patch Density

Using the condition rank assigned to the Drainage Analysis Unit or Stream Catchment in which a potential mitigation site occurs, identify which ecological and biological processes are considered “At Risk”. Use the local planning theme identified earlier to identify a single ecological or biological process as the local recovery priority. Then weight ecological and biological processes based on the following criteria:

- “At Risk” rank for the delivery and/or routing of water – 3 points
- “At Risk” rank for the ecological or biological process considered the local recovery priority – 2 points
- “At Risk” rank for all other ecological and biological processes – 1 point each

To calculate the ecological/biological process score follow this rules:

- Score one point for each ecological/biological process that is in an “At Risk” condition,
- If water is “At Risk” add two additional points; and
- If the local theme is “At Risk” add one additional point
- Final process score is the sum of scores from 1-3, above.

For example, a potential mitigation site occurs in a Drainage Analysis Unit considered to be in an “At Risk” condition for the delivery of water, sediment, large wood, and aquatic integrity, six of the seven ecological and biological processes have conditions ranked, and aquatic integrity has been identified as the local recovery priority. In this case, the potential mitigation site would have a process score of seven, result-

ing from the sum of four points for four ecological/biological processes “At Risk”, two points for water being “At Risk”, and one point for aquatic integrity being the local theme and in an “At Risk” condition.

All sites are assigned a process score. This score is then used to develop an ecological process rank using technical team best professional judgment and evaluating the distribution of potential mitigation site process scores. For the SR-167 project, five ecological or biological processes were ranked, resulting in a maximum process score of 8. Under this scenario, a final process rank was established using the conversion shown in table G-1.

Table G-1. Convert Process Score to Process Rank.

Ecological/Biological Process Score	Ecological/Biological Process Rank
7, 8, or 9 points	High
3, 4, 5, or 6 points	Moderate
0, 1, or 2 points	Low

Each potential mitigation site was assigned a process rank score based on the Drainage Analysis Unit in which it occurs. All potential mitigation sites were then ordering into one of three potential groups based on their process rank. All sites assigned a high process rank were ordered above sites ranked moderate or low and sites having a moderate process rank were ordered above all those ranked low.

Step #2

Calculate an environmental benefit score and rank for each potential wetland, floodplain, and riparian restoration site using Table G-2, Table G-3, and Table G-4, respectively. The environmental benefit score is used to establish environmental benefit ranks of high, moderate, and low (see Figure G-1).

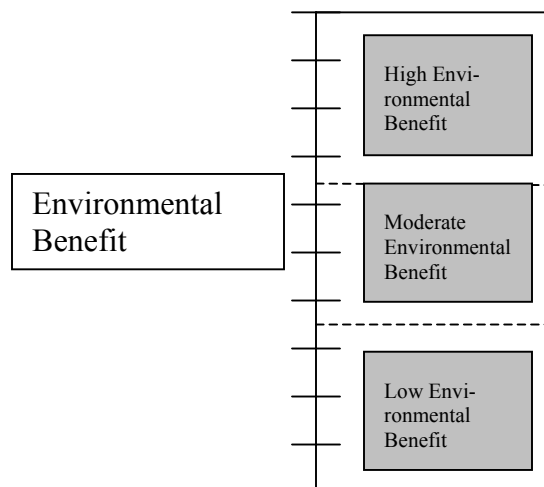


Figure G-1: Environmental Benefit.

Table G-2. Potential Wetland Restoration Site Scoring and Ranking Criteria.

- Maximum Score 10.
- See ranking criteria at end of table.

Scoring Criteria	Points	Rationale
Proximity: Stormwater mitigation site proximity rating (see SW proximity rating criteria by catchment)	0-2	<i>Use only when identifying sites for SW flow control.</i> The closer the site is to the project area, the less the travel times and the greater the attenuation of flow control. Score assigned by stormwater specialist based on distance upslope of highway.
Potential to Provide Functions: Potwet=Yes and:		
1) Site has extensive hydrologic alteration (Hydro_alt = 2) (1 or 2)	3	Loss of hydrology can mean the total converse of the site from wetland to upland. Sites with extensive hydrologic alteration have the greatest potential to restore many of the recognized wetland functions. Restoring hydrologic alteration results in added flood storage desynchronization/flow control, as well as other functions specific to the site.
2) Site has some hydrologic alteration (Hydro_alt = 1)	2	Sites with some hydrologic alteration still function as a wetland, at some level. Mitigation credits are gained for only the functions restored, not maintained. Restoring natural hydrology results in an increase in flood storage/flow control function.
3) Site has extensive vegetation alteration (Veg_alt = 2) (3 or 4)	2	Sites with extensive forest clearing have potential to restore some flood storage/flow control, water quality, temperature maintenance, and organic export functions.
4) Site has experienced some vegetation alteration (Veg_alt = 1)	1	Sites with some forest clearing have potential to restore that portion of the flood storage/flow control, water quality, temperature maintenance, and organic export functions effected by forest clearing.
5) >50% of site has Hydric Code A or B soils	1	Site has increased potential for provide groundwater recharge function
6) Site is has surface hydrology connection to river/stream	1, 2, or 3	One point if site has surface water connection, 1 point for regular surface water flooding, and 1 additional point if the sites stream reach supports fish species.

Scoring Criteria	Points	Rationale
7) >33% of site on Orcas peat, Seattle muck, Shalcar muck, Tukwila muck, Mukilteo muck, Dupont muck, Semiah-moo muck, or Tanwax muck	1	Site has bog or fen characteristics that make it a unique wetland type

Potential Wetland Restoration Site Ranking Criteria:

Environmental Score	Environmental Benefit Ranking
7, 8, 9, or 10	High
4, 5, or 6	Moderate
0, 1, 2, or 3	Low

Table G-3. Potential Floodplain Restoration Site Scoring and Ranking Criteria.

- Maximum Score 20.
- See ranking criteria at end of table.

Scoring Criteria	Points	Rationale
Proximity: Stormwater mitigation site proximity rating (see SW proximity rating criteria by catchment)	0-2	<i>Use only when identifying sites for SW flow control.</i> The closer the site is to the project area, the less the travel times and the greater the attenuation of flow control. Score assigned by stormwater specialist based on distance upslope of highway.
Potential to Provide Functions:		
1) geomorphic feature- well formed =2, some alteration=1, mostly/completely altered=0	0-2	Floodplain sites having remnant geomorphic features are considered to have higher potential environmental benefit than sites without such features
2)Width of site relative to adjacent channel must be greater than 2X	1--5	Sites of adequate size relative to their adjacent channels are considered to have higher potential to provide flood and sediment storage and are thus more viable in terms of restoring floodplain function.
3) vegetative cover >50% forest =1, grass/crop=0	0-1	Sites that are forested are more likely to recover floodplain functions such as attenuation of overbank flows.
Absence of road- no road=1, road presence=0	0-1	Sites that are not bisected by roads have greater recovery potential and thus are more likely to improve floodplain function
Presence of C or D soils- >50%=1 <50%=0	0-1	Surface storage and evapotranspiration are more important in controlling runoff in areas with C or D soils thus these sites have a higher relative value for floodplain restoration.

Scoring Criteria	Points	Rationale
Viability difference between water surface elevation and floodplain elevation outside levee 0-5 ft=High 6-14 ft=Medium 15-20 ft= Low High scores receive 1 point in the ranking criteria	L=eliminate=5,H=10	The smaller the differential elevation between the surface water elevation and the floodplain outside the levee line, the more likely it is that water will be stored on the floodplain once the levee is removed.

Potential Floodplain Restoration Site Ranking Criteria:

Environmental Score	Environmental Benefit Ranking
14-20	High
8--13	Moderate
1--7	Low

Table G-4. Potential Riparian Restoration Site Scoring and Ranking Criteria.

- Maximum Score 6.
- See ranking criteria at end of table.

Scoring Criteria	Points	Rationale
Proximity: Stormwater mitigation site proximity rating (see SW proximity rating criteria by catchment)	0-2	<i>Use only when identifying sites for SW flow control.</i> The closer the site is to the project area, the less the travel times and the greater the attenuation of flow control. Score assigned by stormwater specialist based on distance upslope of highway.
Potential to Provide Functions: Potrip=Yes, ≥ 3 acres, and:		
1) Site reconnects two large forest patches (1 or 2)	2	Maximizes potential to reduce habitat fragmentation/increase connectivity
2) Site adds to an existing forest patch	1	Has potential to reduce habitat fragmentation/increase connectivity
3) Site partially cleared, has 33 meter buffer cleared to stream (3, 4, or 5)	1	Reforestation of 33 meter buffer has substantial potential to provide temperature attenuation, water quality treatment, fish habitat value, and wood recruitment
4) Site half cleared, has 33 meter buffer cleared, except for one tree width adjacent to stream	2	One tree width adjacent to stream can provide some temperature attenuation and wood recruitment, but site still has substantial potential to restore riparian functions
5) Site has 67 meter buffer cleared to stream	3	Reforestation of 67 meter buffer has potential to provide maximum temperature attenuation, water quality treatment, fish habitat value, and wood recruitment
6) >50% of site has Hydric Code C or D	1	The recharge potential of outwash soils precludes substantial increase in flow control if the site is reforested. Riparian reforestation on till or bedrock areas is assumed to provide greater flow control potential.

Potential Floodplain Restoration Site Ranking Criteria:

Environmental Score	Environmental Benefit Ranking
5 or 6	High
3 or 4	Moderate
1 or 2	Low

Sites having an environmental benefit rank of low are removed from further consideration. Starting with the sites having an ecological process rank of high, subdivide these sites into two groups. Group one has an ecological process rank of high and an environmental benefit rank of high. All sites in group one rank above sites in group two, which have an ecological process rank of high and an environmental benefit rank of moderate. This same sorting process is done again for sites with an ecological process rank of moderate, and then again for sites with an ecological process rank of low.

Step #3

Within sites occurring having a common ecological process rank and a like environmental benefit rank, sort each common group by resource in this order: floodplains, wetlands, riparian, stormwater retrofit.

Step #4

Within each common group established in Step #3, order by each sites rank score for contributing to wildlife mobility. Rank sites scoring 3 above sites having a score of 2, and so on. Methods used to establish rank for forest mobility are presented in Appendix D.

Step #5

Within each common group established in Step #4, order all local priority sites ahead of non-local priorities. Methods used to establish rank for local priorities are presented in Gersib (2004).

Step #6

Within each common group established in Step #5, order all sites on or adjacent to public lands ahead of those not adjacent to public lands.

Step #7

Within each category established in Step #6, order by size, largest area first. Delete sites less than 3.0 acres in size.

Stormwater Flow Control Priority Ranking Criteria

All Steps Except #2

Priority ranking criteria for stormwater flow control uses the identical 7-step process described above with one major exception. That exception relates to Step #2 and the use of a proximity score to help meet regulatory stormwater requirements. Step #2 below replaces that step in the natural resource mitigation criteria with specific stormwater criteria to prioritize stormwater flow control sites.

Step #2

Chart potential sites by proximity and environmental benefit rank and establish a sector score for each site, as shown in Figure G-2. Then order potential mitigation sites within each process rank, by sector rank.

Establish a priority rank for each site based on the site's upslope distance from the project area (Tables G-2 to G-4). Establish a sector score for each site using proximity rank and environmental benefit rank and ordering according to Figure G-2.

Starting with the sites having an ecological process rank of high, subdivide these sites into four groups based on sector score. All sites with a high ecological process rank and a sector score of 1 are ranked above those with a sector score of 2, and so on. Repeat this same sorting process with sites having an ecological process rank of moderate and then with sites having an ecological process rank of low.

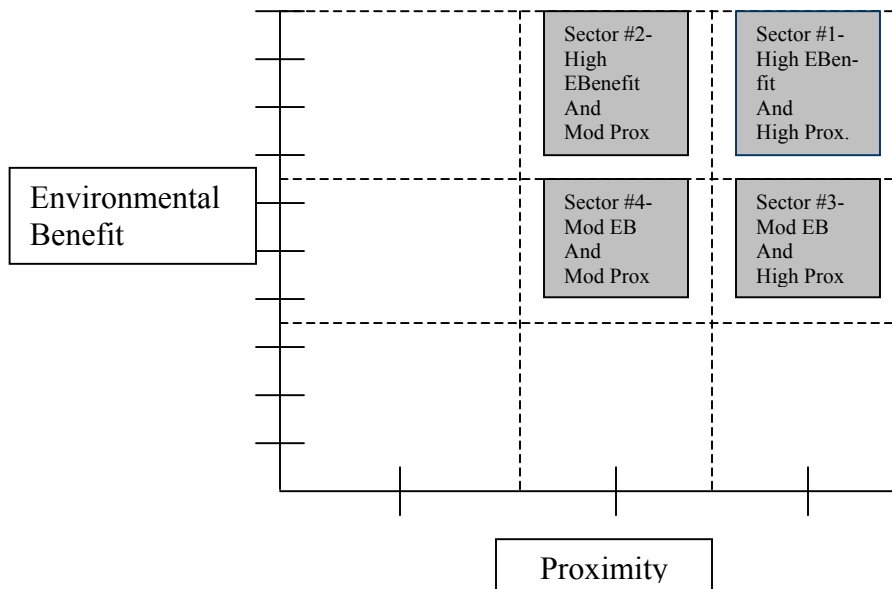


Figure G-2: Environmental Benefit and Proximity Rank.

Fish Habitat Restoration Priority Ranking Criteria (Placeholder)

To be added.

Land Value Estimation of Selected Priority Mitigation Sites.

Purpose

This work provides insight into the range in appraised land values for selected potential mitigation sites. Further, this work provides a perspective of acquisition feasibility based on the number of parcels or landowners of each potential mitigation site.

Methods

Land value and ownership data were compiled for 45 priority natural resource mitigation sites and 20 priority stormwater flow control sites in King and Pierce counties.

King County data were acquired in May, 2005 from:

<http://www5.metrokc.gov/reports/property-report.asp>.

Pierce County data were acquired from the county in November, 2004.

Data Limitations

Because this land value estimation required the use of two different land value datasets, we suggest that land value comparisons be restricted to sites within the same county. The comparison of land values of two potential mitigation sites in King County is appropriate, however, we caution against comparing land values for a site in King County with a site in Pierce County.

Results

Land value and ownership data are presented in Table G-5 and Table G-6.

Table G-5. Cost analysis of highest priority natural resource sites.

- See end of table for notes.

Parcel num.	Appraisal	Improvement	Combined	Latest price	Acreage	Zoning	Per acre
Priority #1, Floodplain Site, ID# 51, King County							
2221059013	\$179,000		\$179,000		25.18	OS / Res	\$7,109
2221059028	\$266,000	\$184,000	\$450,000		33.55	OS / Res	\$13,413
2721059004	\$143,000		\$143,000		9.28	Residential	\$15,409
2721059152	\$61,000		\$61,000		3	Residential	\$20,333
<i>4 properties</i>	\$649,000	\$184,000	\$833,000		71.01		\$11,731
Priority #2, Floodplain Site, ID# 52, King County							
2521056666							
2521059012	\$286,000		\$286,000	\$363,750	38.22	OS / Res	\$7,483
2521059016	\$46,000		\$46,000		6.87	OS / Res	\$6,696
2521059022	\$139,000		\$139,000	\$884,400	19.74		\$7,042
2521059062	\$120,000	\$15,000	\$135,000		10.13	Residential	\$13,327
2521059063	\$159,000	\$531,000	\$690,000		10.47	OS / Res	\$65,903
2621056666							
2621059022	\$227,000	\$358,000	\$585,000		24.6	Residential	\$23,780
2621059064	\$240,000	\$487,000	\$727,000	\$320,000	27.38	OS / Res	\$26,552
<i>7 properties</i>	\$1,217,000	\$1,391,000	\$2,608,000		62.45		\$41,761
Priority #3, Floodplain Site, ID# 6, Pierce County							
519314029	\$103,100		\$103,100		12.76		\$8,080
519314060	\$31,200		\$31,200		3.44		\$9,070
519314031	\$1,600		\$1,600		1.99		\$804
519323041	\$88,800		\$88,800		9.38		\$9,467
519323010	\$90,300	\$185,800	\$276,100		16		\$17,256
519323020	\$30,000		\$30,000		8.43		\$3,559
519323025	\$22,300		\$22,300		3.5		\$6,371
518052000	\$2,090,100		\$2,090,100		103.52		\$20,190
<i>8 properties</i>	\$2,457,400	\$185,800	\$2,643,200		159.02		\$16,622
Priority #4, Floodplain Site, ID# 3, Pierce County							
518052000	\$2,090,100		\$2,090,100		103.52		\$20,190
515052001	\$211,900		\$211,900		36.41		\$5,820
518053001	\$169,600	\$12,900	\$182,500		36.05		\$5,062
<i>8 properties</i>	\$2,471,600	\$12,900	\$2,484,500		175.98		\$14,118
Priority #5, Floodplain Site, ID# 53, King County							
2521059012	\$286,000		\$286,000	\$363,750	38.22	OS / Res	\$7,483
2521059020	\$227,000		\$227,000	\$363,750	24.34	OS / Res	\$9,326
2521059075	\$192,000	\$514,000	\$706,000	\$2,200,000	22.14	OS / Res	\$31,888
<i>3 properties</i>	\$705,000	\$514,000	\$1,219,000		84.7		\$14,392
Priority #6, Floodplain Site, ID# 7, Pierce County							
518052000	\$2,090,100		\$2,090,100		103.52		\$20,190
<i>1 property</i>	\$2,090,100		\$2,090,100		103.52		\$20,190

Parcel num.	Appraisal	Improvement	Combined	Latest price	Acreage	Zoning	Per acre
Priority #7, Floodplain Site, ID# 4, Pierce County							
518052001	\$211,900		\$211,900		36.41		\$5,820
7000980080	\$4,800		\$4,800		6.29		\$763
519314012	\$12,700		\$12,700		7.15		\$1,776
519323041	\$88,800		\$88,800		9.38		\$9,467
519323042	\$136,600		\$136,600		13.1		\$10,427
519323038	\$110,100	\$78,600	\$188,700		9.12		\$20,691
519323019	\$111,400	\$200,400	\$311,800		7.9		\$39,468
519323032	\$132,400		\$132,400		17.47		\$7,579
519323036	\$32,700		\$32,700		9.17		\$3,566
518052002	\$47,200		\$47,200		13.27		\$3,557
518051028	\$126,400	\$83,800	\$210,200		18		\$11,678
518051030	\$120,400	\$241,700	\$362,100		9.73		\$37,215
<i>12 properties</i>	\$1,135,400	\$604,500	\$1,739,900		156.99		\$11,083
Priority #8, Floodplain Site, ID# 16, Pierce County							
519298007	\$102,300	\$124,800	\$227,100		5.99		\$37,913
519294001	\$84,700	\$92,300	\$177,000		10.26		\$17,251
519298003	\$80,600	\$500	\$81,100		3.55		\$22,845
519321702	\$42,800		\$42,800		6.12		\$6,993
519325704	\$114,800	\$55,400	\$170,200		10.08		\$16,885
7000540610	\$3,400		\$3,400		4.12		\$825
519321001	\$124,600	\$107,400	\$232,000		11.63		\$19,948
519321008	\$15,300		\$15,300		30		\$510
519321011	\$200		\$200		0.1818		\$1,100
519321009	\$700		\$700		1.25		\$560
519324009	\$800		\$800		1.5		\$533
519324040	\$4,400		\$4,400		5.14		\$856
<i>12 properties</i>	\$574,600	\$380,400	\$955,000		89.8218		\$10,632
Priority #9, Floodplain Site, ID# 23, Pierce County							
419251019	\$173,000	\$155,300	\$328,300		28.65		\$11,459
419251002	\$53,800		\$53,800		14.74		\$3,650
419241030	\$2,612,286	\$2,559,500	\$5,171,786		145.56		\$35,530
419251026	\$72,700	\$80,200	\$152,900		29.4		\$5,201
<i>4 properties</i>	\$2,911,786	\$2,795,000	\$5,706,786		218.35		\$26,136
Priority #10, Floodplain Site, ID# 67, Pierce County							
518054702	\$211,900		\$211,900		36.41		\$5,820
518053001	\$169,600	\$12,900	\$182,500		36.05		\$5,062
518051014	\$136,500		\$136,500		19		\$7,184
518054702	\$239,700	\$91,300	\$331,000		38.21		\$8,663
<i>4 properties</i>	\$757,700	\$104,200	\$861,900		129.67		\$6,647
Priority #11, Floodplain Site, ID# 2, Pierce County							
518054702	\$239,700	\$91,300	\$331,000		38.21		\$8,663
518054008	\$56,300		\$56,300		4.33		\$13,002
518054007	\$53,200		\$53,200		4.33		\$12,286
518054001	\$113,900	\$67,300	\$181,200		11.88		\$15,253
518054022	\$84,300		\$84,300		9.75		\$8,646
518054020	\$131,300		\$131,300		28.84		\$4,553
<i>6 properties</i>	\$678,700	\$158,600	\$837,300		97.34		\$8,602

Parcel num.	Appraisal	Improvement	Combined	Latest price	Acreage	Zoning	Per acre
Priority #12, Floodplain Site, ID# 1, Pierce County							
518081041	\$105,500		\$105,500		9		\$11,722
518081001	\$37,300		\$37,300		7.25		\$5,145
518081700	\$161,300	\$84,700	\$246,000		23.1		\$10,649
518084001	\$356,700		\$356,700		78.62		\$4,537
515051701	\$47,200		\$47,200		5.48		\$8,613
518081045	\$96,000	\$103,600	\$199,600		4.82		\$41,411
<i>6 properties</i>	\$804,000	\$188,300	\$992,300		128.27		\$7,736
Priority #13, Floodplain Site, ID# 54, King County							
2021069047	\$94,000	\$212,000	\$306,000	\$65,000	3.1	Residential	\$98,710
2021069070	\$91,000	\$81,000	\$172,000	\$125,000	1.97	Residential	\$87,310
2021069071	\$194,000	\$643,000	\$837,000		16.85	Residential	\$49,674
2921069001	\$87,000		\$87,000		8.79	Residential	\$9,898
2921069002	\$15,000		\$15,000		2.7	Residential	\$5,556
2921069069	\$82,000		\$82,000		1.55	Residential	\$52,903
2921069070	\$121,000	\$444,000	\$565,000	\$565,000	4.23	Residential	\$133,570
2921069107	\$71,000		\$71,000		1.05	Residential	\$67,619
<i>8 properties</i>	\$755,000	\$1,380,000	\$2,135,000		40.24		\$53,057
Priority #14, Wetland Site, ID# 6807, Pierce County							
520143001	\$306,700		\$306,700		40		\$7,668
520144008	\$148,800	\$193,800	\$342,600		9.56		\$35,837
520144700	\$253,600		\$253,600		32		\$7,925
520144009	\$140,000	\$167,500	\$307,500		5		\$61,500
520144010	\$140,500	\$257,600	\$398,100		5.04		\$78,988
520144011	\$145,000	\$164,900	\$309,900		5.43		\$57,072
520144012	\$137,900	\$281,500	\$419,400		4.86		\$86,296
520144013	\$103,600	\$488,700	\$592,300		4.87		\$121,622
520148003	\$141,200		\$141,200		10.1		\$13,980
520148702	\$10,000		\$10,000		2.45		\$4,082
520148700	\$261,200		\$261,200		12.5		\$20,896
520144019	\$216,800		\$216,800		20.1		\$10,786
520231002	\$146,700		\$146,700		10		\$14,670
520231010	\$135,200		\$135,200		30		\$4,507
520231009	\$96,300		\$96,300		20		\$4,815
520231004	\$76,900		\$76,900		20		\$3,845
520231005	\$46,900		\$46,900		20		\$2,345
<i>17 properties</i>	\$2,507,300	\$1,554,000	\$4,061,300		251.91		\$16,122

Parcel num.	Appraisal	Improvement	Combined	Latest price	Acreage	Zoning	Per acre
Priority #15, Wetland Site, ID# 6712, Pierce County							
520033003	\$1,099,200	\$4,998,000	\$6,097,200		18.76		\$325,011
520033047	\$114,800	\$62,400	\$177,200		4.85		\$36,536
520033054	\$60,400	\$248,100	\$308,500		1.91		\$161,518
520033053	\$60,400		\$60,400		1.91		\$31,623
520033013	\$103,100	\$165,300	\$268,400		9.06		\$29,625
520034051	\$106,500	\$230,400	\$336,900		4.62		\$72,922
520038028	\$83,600	\$59,800	\$143,400		2.47		\$58,057
520038036	\$68,600	\$86,400	\$155,000		1.27		\$122,047
520038035	\$65,700	\$57,400	\$123,100		1.12		\$109,911
520034047	\$93,600	\$194,700	\$288,300		3.23		\$89,257
520034011	\$103,100		\$103,100		4.48		\$23,013
520038034	\$88,700	\$76,100	\$164,800		2.85		\$57,825
520038021	\$82,400	\$201,500	\$283,900		3.09		\$91,877
520038022	\$78,100		\$78,100		4.03		\$19,380
520038025	\$88,900	\$43,600	\$132,500		2.24		\$59,152
520034035	\$64,700		\$64,700		2.81		\$23,025
520034026	\$227,500	\$111,500	\$339,000		15.95		\$21,254
520034022	\$217,100	\$2,800	\$219,900		15.66		\$14,042
520023004	\$116,700	\$28,200	\$144,900		5		\$28,980
<i>19 properties</i>	\$2,923,100	\$6,566,200	\$9,489,300		105.31		\$90,108
Priority #16, Wetland Site, ID# 6950, King County							
3321069011	\$165,000		\$165,000		10 OS / Res		\$16,500
3321069023	\$180,000	\$83,000	\$263,000		9.31 OS / Res		\$28,249
3321069027	\$173,000		\$173,000		10 OS / Res		\$17,300
3321069028	\$166,000		\$166,000		9.32 OS / Res		\$17,811
3321069029	\$168,000	\$98,000	\$266,000		10 OS / Res		\$26,600
<i>5 properties</i>	\$852,000	\$181,000	\$1,033,000		48.63		\$21,242
Priority #17, Wetland Site, ID# 6856, King County							
3021069023	\$73,000	\$125,000	\$198,000		2.65 Residential		\$74,717
3021069035	\$112,000	\$147,000	\$259,000		5.05 Residential		\$51,287
<i>2 properties</i>	\$185,000	\$272,000	\$457,000		7.7		\$59,351
Priority #18, Wetland Site, ID# 5443, King County							
3620069005	\$235,000	\$287,000	\$522,000		19.57 OS / Res		\$26,673
3620069008	\$341,000	\$111,000	\$452,000	\$200,000	38.63 OS / Res		\$11,701
3620069019	\$207,000	\$91,000	\$298,000	\$150,000	19.76 OS / Res		\$15,081
3620069040	\$141,000	\$120,000	\$261,000		9.12 OS / Res		\$28,618
3620069050	\$170,000		\$170,000		9.57 OS / Res		\$17,764
3620069051	\$296,000	\$337,000	\$633,000	\$295,000	34.77 OS / Res		\$18,205
<i>6 properties</i>	\$1,390,000	\$946,000	\$2,336,000		44.34		\$52,684
Priority #19, Wetland Site, ID# 6916, King County							
3021069001	\$1,042,000		\$1,042,000		193.18 Residential		\$5,394
<i>1 property</i>	\$1,042,000		\$1,042,000		193.18		\$5,394

Parcel num.	Appraisal	Improvement	Combined	Latest price	Acreage	Zoning	Per acre
Priority #20, Wetland Site, ID# 6893, King County							
120059081	\$140,000	\$160,000	\$300,000	\$235,000	8.09	Residential	\$37,083
620069009	\$170,000	\$305,000	\$475,000	\$195,000	15.81	OS / Res	\$30,044
620069010	\$181,000	\$286,000	\$467,000		10.05	Residential	\$46,468
620069011	\$180,000	\$154,000	\$334,000	\$1,320,000	10.1	Residential	\$33,069
620069042	\$212,000	\$253,000	\$465,000	\$335,000	18.36	Residential	\$25,327
620069068	\$187,000	\$345,000	\$532,000	\$1,320,000	10.09	Residential	\$52,725
620069078	\$184,000	\$163,000	\$347,000		10.03	Residential	\$34,596
620069079	\$182,000		\$182,000		10.07	Residential	\$18,073
620069080	\$182,000		\$182,000		10.08	Residential	\$18,056
620069066	\$180,000		\$180,000	\$550,000	10.13	Residential	\$17,769
620069025	\$16,500	\$66,000	\$82,500		1.35	Commercial	\$61,111
620069071	\$180,000	\$236,000	\$416,000	\$375,000	10.25	Residential	\$40,585
<i>12 properties</i>	\$1,994,500	\$1,968,000	\$3,962,500		124.41		\$31,850
Priority #21, Wetland Site, ID# 1565, Pierce County							
0418134002	\$33,100		\$33,100		9.86		\$3,357
0418134013	\$49,600		\$49,600		9.87		\$5,025
0418134014	\$63,700	\$129,900	\$193,600		9.87		\$19,615
0418245017	\$37,800	\$113,300	\$151,100		5.04		\$29,980
0418245018	\$50,600	\$95,400	\$146,000		5.02		\$29,084
0418241003	\$53,000	\$86,400	\$139,400		20.00		\$6,970
<i>6 properties</i>	\$287,800	\$425,000	\$712,800		59.66		\$11,948
Priority #22, Wetland Site, ID# 6885, Pierce County							
0519123051	\$171,700	\$92,000	\$263,700		36.00		\$7,325
0519131014	\$42,200		\$42,200		4.60		\$9,174
0519132005	\$111,800		\$111,800		27.00		\$4,141
0519131026	\$92,900		\$92,900		12.37		\$7,510
0519131017	\$128,500		\$128,500		14.70		\$8,741
<i>5 properties</i>	\$547,100	\$92,000	\$639,100		94.67		\$6,751
Priority #23, Wetland Site, ID# 6289, King County							
1421069034	\$112,000	\$129,000	\$241,000		6.24	Residential	\$38,622
1421069026	\$180,000	\$187,000	\$367,000		32.52	OS / Res	\$11,285
1321069032	\$135,000	\$257,000	\$392,000	\$93,375	7.09	Residential	\$55,289
1321069025	\$90,000		\$90,000	\$19,375	4.7	Residential	\$19,149
1421069048	\$60,000		\$60,000		2.33	Residential	\$25,751
1421069052	\$65,000		\$65,000		2.8	Residential	\$23,214
1421069016	\$1,000		\$1,000		0.41	Residential	\$2,439
<i>7 properties</i>	\$643,000	\$573,000	\$1,216,000		56.09		\$21,679
Priority #24, Wetland Site, ID# 6884, Pierce County							
0519131008	\$99,800	\$83,400	\$183,200		5.00		\$36,640
0519131007	\$109,500	\$1,100	\$110,600		6.70		\$16,507
0519131003	\$93,900		\$93,900		5.00		\$18,780
0519131010	\$99,800	\$90,800	\$190,600		5.00		\$38,120
0519131034	\$88,300	\$106,600	\$194,900		6.88		\$28,328
0519131013	\$48,200		\$48,200		10.60		\$4,547
<i>6 properties</i>	\$539,500	\$281,900	\$821,400		39.18		\$20,965
Priority #25, Wetland Site, ID# 5450, Pierce County							
0620311001	\$276,100	\$105,900	\$382,000		33.75		\$11,319
0620311013	\$75,000		\$75,000		8.06		\$9,305
0620311002	\$227,100	\$101,900	\$329,000		13		\$25,308
<i>3 properties</i>	\$578,200	\$207,800	\$786,000		54.81		\$14,340

Parcel num.	Appraisal	Improvement	Combined	Latest price	Acres	Zoning	Per acre
Priority #26, Wetland Site, ID# 1568, Pierce County							
0418127705	\$145,000	\$355,300	\$500,300		35.78		\$13,983
0418123011	\$72,900	\$178,600	\$251,500		9.54		\$26,363
6021900590	no info	no info			4.43		no info
0418123001	\$184,800	\$69,600	\$254,400		40.00		\$6,360
<i>4 properties</i>	\$402,700	\$603,500	\$1,006,200		89.75		\$11,211
Priority #27, Wetland Site, ID# 6800, King County							
3521059027	\$91,200	\$8,600	\$99,800		12.59	OS / Res	\$7,927
3521059023	\$85,000		\$85,000	\$69,000	12.68	Residential	\$6,703
3521059067	\$93,000	\$88,000	\$181,000	\$76,000	4.26	Residential	\$42,488
3521059026	\$168,000	\$304,000	\$472,000		13.45	Residential	\$35,093
3521059038	\$162,000	\$72,000	\$234,000	\$245,000	9.01	Residential	\$25,971
3521059065	\$98,000	\$263,000	\$361,000		4.95	Residential	\$72,929
3521059124	\$98,000	\$242,000	\$340,000	\$288,000	5	Residential	\$68,000
0220059001	\$98,000	\$108,000	\$206,000	\$180,000	5.18	Residential	\$39,768
<i>8 properties</i>	\$893,200	\$1,085,600	\$1,978,800		67.12		\$29,482
Priority #28, Wetland Site, ID# 6637, King County							
0785500010	\$97,000	\$24,000	\$121,000		2.32	Residential	\$52,155
0785509071							
0785500020	\$112,000	\$212,000	\$324,000	\$212,000	1.78	Residential	\$182,022
622069071	\$212,000	\$342,000	\$554,000		9.69	Residential	\$57,172
0622069069	\$88,000	\$3,000	\$91,000		0.92	Commercial	\$98,913
0622069017	\$115,000	\$265,000	\$380,000		3.82	Residential	\$99,476
622069094	\$105,000	\$59,000	\$164,000		3.27	Residential	\$50,153
0622069076	\$187,000	\$42,000	\$229,000		9.54	Residential	\$24,004
<i>8 properties</i>	\$916,000	\$947,000	\$1,863,000		31.34		\$59,445
Priority #29, Wetland Site, ID# 6859, Pierce County							
0519233002	\$19,700		\$19,700		3.00		\$6,567
0519233020	\$6,300		\$6,300		8.15		\$773
0519234048	\$114,200		\$114,200		9.04		\$12,633
<i>3 properties</i>	\$140,200		\$140,200		20.185		\$6,946
Priority #30, Wetland Site, ID# 6727, King County							
2221059026	\$153,000	\$110,000	\$263,000	\$225,000	11.56	OS / Res	\$22,751
2221059059	\$171,000	\$514,000	\$685,000	\$225,000	19.4	OS / Res	\$35,309
2321059068	\$113,000		\$113,000		18.89	OS / Res	\$5,982
2221059025	\$210,000		\$210,000	\$225,000	20.32	OS / Res	\$10,335
2321059012	\$286,000	\$130,000	\$416,000		38.31	OS / Res	\$10,859
<i>5 properties</i>	\$933,000	\$754,000	\$1,687,000		108.48		\$15,551
Priority #31, Wetland Site, ID# 5038, Pierce County							
0519233000	\$395,000	\$83,600	\$478,600		78.55		\$6,093
0519224000	\$59,200		\$59,200		10		\$5,920
<i>2 properties</i>	\$454,200	\$83,600	\$537,800		88.55		\$6,073
Priority #32, Wetland Site, ID# 5109, Pierce County							
0519131031	\$47,900		\$47,900		9.62		\$4,979
0519134007	\$59,100	\$22,400	\$81,500		20.32		\$4,011
0519134009	\$104,800		\$104,800		9.17		\$11,429
<i>3 properties</i>	\$211,800	\$22,400	\$234,200		39.11		\$5,988
Priority #33, Wetland Site, ID# 5093, Pierce County							
0619174006	\$139,300	\$177,100	\$316,400		29.17		\$10,847
0619173004	\$113,700	\$166,800	\$280,500		22.74		\$12,335
<i>2 properties</i>	\$253,000	\$343,900	\$596,900		51.91		\$11,499

Parcel num.	Appraisal	Improvement	Combined	Latest price	Acreage	Zoning	Per acre
Priority #34, Wetland Site, ID# 5106, Pierce County							
0519132014	\$71,800	\$11,000	\$82,800		3.10		\$26,710
0519133001	\$325,100	\$105,600	\$430,700		73.49		\$5,861
<i>2 properties</i>	\$396,900	\$116,600	\$513,500		76.59		\$6,705
Priority #35, Wetland Site, ID# 1750, Pierce County							
0518162701	\$197,700	\$219,800	\$417,500		35.72		\$11,688
<i>1 property</i>	\$197,700	\$219,800	\$417,500		35.72		\$11,688
Priority #36, Wetland Site, ID# 6036, King County							
3121069063	\$70,000		\$70,000		1.48 Residential		\$47,297
3121069069	\$84,000	\$189,000	\$273,000	\$170,200	2 Residential		\$136,500
3121069055	\$51,000		\$51,000	\$65,000	2.84 Residential		\$17,958
3121069064	\$41,000		\$41,000		2.37 Residential		\$17,300
3121069050	\$38,000		\$38,000		1.89 Residential		\$20,106
<i>5 properties</i>	\$284,000	\$189,000	\$473,000		10.58		\$44,707
Priority #37, Wetland Site, ID# 6863, Pierce County							
0519141019	\$61,800		\$61,800		5.33		\$11,595
0519141024	\$94,400	\$3,200	\$97,600		8.17		\$11,946
<i>2 properties</i>	\$156,200	\$3,200	\$159,400		13.5		\$11,807
Priority #38, Riparian Site, ID# 4300, King County							
3522069043	\$15,707			\$7,234,375	no info		
Priority #39, Riparian Site, ID# 4117, King County							
321069075	\$1,807		\$1,807		no info		
221069021	\$2,780		\$2,780		no info		
221069020	\$2,780		\$2,780		no info		
221069014	\$2,641		\$2,641		no info		
<i>4 properties</i>	\$10,008		\$10,008				
Priority #40, Riparian Site, ID# 818, Pierce County							
0519064008	\$105,100		\$105,100		35.70		\$2,944
<i>1 property</i>	\$105,100		\$105,100		35.7		\$2,944
Priority #41, Riparian Site, ID# 1668, King County							
1920069032	\$148,000	\$17,000	\$165,000		5.52 Residential		\$29,891
1920069023	\$249,000	\$48,000	\$297,000	\$60,000	17.85 Residential		\$16,639
1920069009	\$50,000		\$50,000		13.8 Residential		\$3,623
<i>3 properties</i>	\$447,000	\$65,000	\$512,000		37.17		\$13,775
Priority #42, Riparian Site, ID# 1832, Pierce County							
0520144700	\$253,600		\$253,600		32.00		\$7,925
0520148700	\$261,200		\$261,200		12.50		\$20,896
0520231008	\$96,300		\$96,300		20.00		\$4,815
0520231009	\$96,300		\$96,300		20.00		\$4,815
<i>4 properties</i>	\$707,400		\$707,400		84.5		\$8,372
Priority #43, Riparian Site, ID# 2956, King County							
2821069022	\$35,000		\$35,000	\$180,000	23.9 Residential		\$1,464
2821069019	\$227,000		\$227,000		25.86 OS / Res		\$8,778
<i>2 properties</i>	\$262,000		\$262,000		49.76		\$5,265

Parcel num.	Appraisal	Improvement	Combined	Latest price	Acreage	Zoning	Per acre
Priority #44, Riparian Site, ID# 3324, King County							
2221059026	\$153,000	\$110,000	\$263,000	\$225,000	11.56	OS / Res	\$22,751
2221059009	\$228,000		\$228,000		40.27	OS / Res	\$5,662
2221059036	\$93,000		\$93,000		5.02	OS / Res	\$18,526
2221059072	\$137,000		\$137,000		8.41	Residential	\$16,290
2221059042	\$169,000		\$169,000		10.62	OS / Res	\$15,913
2221059045	\$172,000		\$172,000		8.46	OS / Res	\$20,331
2221059071	\$122,000		\$122,000	\$90,000	5	Residential	\$24,400
2221059025	\$210,000		\$210,000	\$225,000	20.32	OS / Res	\$10,335
2221059070	\$128,000	\$349,000	\$477,000	\$80,000	5	Residential	\$95,400
2321059012	\$286,000	\$130,000	\$416,000		38.31	OS / Res	\$10,859
2321059116	\$134,000	\$237,000	\$371,000		10.11	OS / Res	\$36,696
2321059013	\$148,700	\$62,700	\$211,400		28.21	OS / Res	\$7,494
2221059013	\$179,000		\$179,000		25.18	OS / Res	\$7,109
2221059058	\$145,000	\$91,000	\$236,000		5.19	Residential	\$45,472
<i>14 properties</i>	\$2,304,700	\$979,700	\$3,284,400		221.66		\$14,817
Priority #45, Riparian Site, ID# 3264, King County							
1921069050	\$147,000	\$147,000	\$294,000	\$205,000	9.97	OS / Res	\$29,488
2021069050	\$73,000	\$79,000	\$152,000	\$119,850	1.14	Residential	\$133,333
2021069084	\$106,000	\$74,000	\$180,000	\$175,000	16.24		\$11,084
<i>3 properties</i>	\$326,000	\$300,000	\$626,000		27.35		\$22,888

Notes:

Column headings:

- Parcel num. = county assessors parcel number
- Appraisal = appraised value if available
- Improvement = appraised improvement value if available
- Combined = appraised total value if available
- Latest price = most recent sale price if available
- Acreage = area in acres
- Zoning = land use zoning if available (OS / Res = Open Space / Residential)
- Per acre = cost per acre – at rollup this is average cost per acre

Table G-6. Cost analysis of highest priority stormwater flow control sites.

- See end of table for notes.

Parcel num.	Appraisal	Improvement	Combined	Latest price	Acreage	Zoning	Per acre
Priority #1, Wetland Site, ID# 861, King County							
4045700647	\$76,000		\$76,000	\$339,000	3.87	Residential	\$19,638
4045700620	\$157,000	\$170,000	\$327,000		4.73	Residential	\$69,133
4045700645	\$72,000	\$165,000	\$237,000	\$339,000	0.86	Residential	\$275,581
<i>3 properties</i>	\$305,000	\$335,000	\$640,000		9.46		\$67,653
Priority #2, Wetland Site, ID# 1472, King County: 56 individual properties, too many for effective use as stormwater flow control.							
Priority #3, Wetland Site, ID# 889, King County							
5066400430	\$78,000	\$10,000	\$88,000		2.23	Residential	\$39,462
5066400421	\$56,000		\$56,000	\$6,500	1.48	Residential	\$37,838
5066400220	\$141,000	\$8,000	\$149,000	\$275,000	3.71	Residential	\$40,162
5066400243	\$100,000	\$297,000	\$397,000	\$107,691	2.75	Residential	\$144,364
<i>4 properties</i>	\$375,000	\$315,000	\$690,000		10.17		\$67,847
Priority #4, Wetland Site, ID# 941, King County							
9262800240	\$48,000		\$48,000		3.52	Residential	\$13,636
9262800249	\$105,000	\$131,000	\$236,000	\$260,000	1.89	Residential	\$124,868
9262800251	\$144,000	\$3,000	\$147,000		3.35	Residential	\$43,881
<i>3 properties</i>	\$297,000	\$134,000	\$431,000		8.76		\$49,201
Priority #5, Wetland Site, ID# 6597, King County							
121049014	\$784,000		\$784,000	\$80,000	7.5	Commercial	\$104,533
1221049005	\$756,400		\$756,400	\$2,500,000	34.73	Commercial	\$21,779
<i>2 properties</i>	\$1,540,400		\$1,540,400		42.23		\$36,476
Priority #6, Wetland Site, ID# 6488, King County							
1580600091	\$248,900		\$248,900		3.81	Commercial	\$65,328
1580600090	\$667,900		\$667,900		30.67	Commercial	\$21,777
<i>2 properties</i>	\$916,800		\$916,800		34.48		\$26,589
Priority #7, Wetland Site, ID# 1513, King County							
1221049011	\$578,900		\$578,900		26.58	Commercial	\$21,780
1221049012	\$1,002,300		\$1,002,300		30.68	Commercial	\$32,669
1321049004	\$686,700		\$686,700	\$187,421	31.53	Commercial	\$21,779
1421049070	\$286,300		\$286,300	\$54,644	13.15	Commercial	\$21,772
1421049016	\$127,800		\$127,800	\$54,644	5.87	Commercial	\$21,772
1421049015	\$872,900		\$872,900	\$54,644	10.02	Commercial	\$87,116
1321049005	\$222,300		\$222,300		10.21	Commercial	\$21,773
<i>7 properties</i>	\$3,777,200		\$3,777,200		128.04		\$29,500

Parcel num.	Appraisal	Improvement	Combined	Latest price	Acreage	Zoning	Per acre
Priority #8, Wetland Site, ID# 1266, King County							
522056666							
6623400290	\$180,000	\$98,000	\$278,000		18.34	Residential	\$15,158
6623400280	\$10,000		\$10,000	\$33,500	1.97	Residential	\$5,076
522059223	\$176,000	\$347,000	\$523,000	\$33,500	8.5	Residential	\$61,529
6623400370	\$100,000		\$100,000		5.98	Residential	\$16,722
6623400360	\$162,000	\$122,000	\$284,000		5.89	Residential	\$48,217
422056666							
522059081	\$105,000	\$195,000	\$300,000	\$60,000	1.42	Residential	\$211,268
422059023	\$55,000		\$55,000		1.19	Residential	\$46,218
522059129	\$102,000		\$102,000	\$97,500	1.24	Residential	\$82,258
6624037777							
422059149	\$142,000		\$142,000	\$70,000	2.59	Residential	\$54,826
422059068	\$82,600	\$141,000	\$223,600	\$292,450	2.04	Residential	\$109,608
422059075	\$125,000	\$200,000	\$325,000	\$197,000	2.52	Residential	\$128,968
422059009	\$102,000	\$259,000	\$361,000	\$55,000	1.93	Residential	\$187,047
6623400270	\$179,000	\$128,000	\$307,000	\$259,000	4.44	Residential	\$69,144
522059319	\$51,000		\$51,000		1.95	Residential	\$26,154
522059320	\$146,000	\$108,000	\$254,000		2.82	Residential	\$90,071
522059003	\$688,000		\$688,000	\$287,850	4.77	Residential	\$144,235
<i>19 properties</i>	\$2,405,600	\$1,598,000	\$4,003,600		67.59		\$59,234
Priority #9, Wetland Site, ID# 1082, King County							
6800018	\$784,000		\$784,000		39.2	OS / Res	\$20,000
3622049001	\$79,900		\$79,900		3.99	OS / Res	\$20,025
6800020	\$314,500		\$314,500		15.79	OS / Res	\$19,918
6800030	\$200,000		\$200,000		10.09	OS / Res	\$19,822
<i>4 properties</i>	\$1,378,400		\$1,378,400		69.07		\$19,957
Priority #10, Wetland Site, ID# 1548, Pierce County							
420132500	\$80,300		\$80,300		4.24		\$18,939
420132011	\$153,700		\$153,700		17.84		\$8,615
420132013	\$159,000		\$159,000		18.88		\$8,422
<i>3 properties</i>	\$393,000		\$393,000		40.96		\$9,595
Priority #11, Wetland Site, ID# 3053, King County							
9360000045	\$369,300		\$369,300	\$365,000	8.48	Commercial	\$43,550
9360000070	\$317,200	\$1,419,000	\$1,736,200	\$470,000	4.85	Commercial	\$357,979
9360000075	\$211,200		\$211,200	\$211,702	4.85	Commercial	\$43,546
9360000065	\$207,900		\$207,900	\$200,000	9.55	Commercial	\$21,770
1582600023	\$601,100		\$601,100	\$11,000,000	2.76	Commercial	\$217,790
1582600025	\$391,600		\$391,600	\$11,000,000	3.27	Commercial	\$119,755
1582600021	\$206,600		\$206,600	\$11,000,000	1.58	Commercial	\$130,759
<i>7 properties</i>	\$2,304,900	\$1,419,000	\$3,723,900		35.34		\$105,374
Priority #12, Wetland Site, ID# 1545, Pierce County							
420123040	\$293,600		\$293,600		3.21		\$91,464
420123005	\$818,100		\$818,100		6.26		\$130,687
420123044	\$220,500		\$220,500		2.41		\$91,494
<i>3 properties</i>	\$1,332,200		\$1,332,200		11.88		\$112,138

Parcel num.	Appraisal	Improvement	Combined	Latest price	Acreage	Zoning	Per acre
Priority #13, Wetland Site, ID# 3049, King County							
9360009018							
9360000014	\$26,000		\$26,000	\$130,000	1.2	Commercial	\$21,667
9360000011	\$26,700		\$26,700		1.23	Commercial	\$21,707
9360000025	\$105,700		\$105,700	\$100,000	4.85	Commercial	\$21,794
9360000016	\$26,600		\$26,600		1.23	Commercial	\$21,626
9360000012	\$26,300		\$26,300	\$130,000	1.21	Commercial	\$21,736
9360000017	\$26,700		\$26,700		1.23	Commercial	\$21,707
9360000013	\$26,300		\$26,300		1.21	Commercial	\$21,736
9360007777							
9360000015	\$26,800		\$26,800		1.23	Commercial	\$21,789
9360000010	\$26,300		\$26,300		1.21	Commercial	\$21,736
1582600075	\$63,000		\$63,000		2.9	Commercial	\$21,724
<i>12 properties</i>	\$380,400		\$380,400		17.5		\$21,737
Priority #14, Wetland Site, ID# 1537, King and Pierce County							
King Co.:							
3521049046	\$306,400		\$306,400		3.13	Commercial	\$97,891
3521049072	\$257,000		\$257,000	\$750,000	5.61	Residential	\$45,811
3521049028	\$52,000	\$218,000	\$270,000		0.28	Residential	\$964,286
Pierce Co.:							
4495700012	\$350,100	\$83,400	\$433,500		1.57		\$276,115
4495700054	\$180,800		\$180,800		3.99		\$45,313
420021065	\$118,100		\$118,100		1.62		\$72,901
420021066	\$159,900		\$159,900		2.7		\$59,222
<i>7 properties</i>	\$1,424,300	\$301,400	\$1,725,700		18.9		\$91,307
Priority #15, Wetland Site, ID# 1519, King County							
1421049008	\$275,700		\$275,700		2.11	Commercial	\$130,664
2321049024	\$183,400		\$183,400		0.84	Commercial	\$218,333
2321049023	\$663,500		\$663,500		7.62	Commercial	\$87,073
<i>3 properties</i>	\$1,122,600		\$1,122,600		10.57		\$106,206
Priority #16, Wetland Site, ID# 1550, Pierce County							
420133002	\$871,900		\$871,900		23.23		\$37,533
<i>1 property</i>	\$871,900		\$871,900		23.23		\$37,533
Priority #17, Wetland Site, ID# 1529, King County							
301500390	\$165,500		\$165,500		7.6	Commercial	\$21,776
<i>1 property</i>	\$165,500		\$165,500		7.6		\$21,776
Priority #18, Wetland Site, ID# 878, King County							
301500400	\$113,300		\$113,300		5.2	Commercial	\$21,788
<i>1 property</i>	\$113,300		\$113,300		5.2		\$21,788
Priority #20, Wetland Site, ID# 509, Pierce County							
420233059	\$78,200	\$77,400	\$155,600		1.87		\$83,209
420233078	\$168,300		\$168,300		4.34		\$38,779
420233179	\$211,400		\$211,400		9.96		\$21,225
420233143	\$80,600	\$183,900	\$264,500		0.97		\$272,680
420233047	\$127,800	\$7,800	\$135,600		5		\$27,120
420233113	\$103,600	\$123,000	\$226,600		2.08		\$108,942
<i>6 properties</i>	\$769,900	\$392,100	\$1,162,000		24.22		\$47,977

Notes:

Column headings:

- Parcel num. = county assessors parcel number

- Appraisal = appraised value if available
- Improvement = appraised improvement value if available
- Combined = appraised total value if available
- Latest price = most recent sale price if available
- Acreage = area in acres
- Zoning = land use zoning if available (OS / Res = Open Space / Residential)
- Per acre = cost per acre – at rollup this is average cost per acre